



MIAMI BEACH

Building Department

Fee Schedule

Effective October 15, 2012

BUILDING DEPARTMENT MISSION: We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

The City of Miami Beach Building Department seeks to provide the very best service to our customers and for our residents and citizens as reflected in our mission statement.

The City of Miami Beach is guided by the *Florida Building Code*, and building permits are required for any construction work conducted in the City. All building permits have to be processed through the City of Miami Beach Building Department. The permitting process begins with the review of plans and may end with a Final Approved Inspection, a Certificate of Occupancy, or a Certificate of Completion.

Fee Schedule

Fees include all applicable Building, Fire Planning & Zoning, and Public Works Department fees and exclude applicable surcharges.

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Section 1 - Building Permit Fees – Alteration/Remodel

Cost Per One Hundred (100) Square Feet based on Occupancy Type as defined by the Florida Building Code. Samples of Occupancy Types are provided for illustrative purposes only and are not inclusive of all uses within each Occupancy Type. The fee is calculated based on the total square footage multiplied by the rate per square foot, in 100 square foot intervals, as specified below.

	<u>Incremental cost per incremental 100 square feet</u>
<u>Occupancy Type</u>	
A-1, Assembly – Fixed Seating (Theater, Concert Hall)	
• Up to 3,000 square feet	\$389.06
• From 3,001 square feet to 15,000 square feet, above fee plus	\$102.77
• From 15,001 square feet to 50,000 square feet, above fee plus	\$ 50.81
A-2, Assembly – Food and Drink (Restaurant, Night Club, Bar)	
• Up to 350 square feet	\$474.84
• From 351 square feet to 1,750 square feet, above fee plus	\$311.02
• From 1,751 square feet to 3,500 square feet, above fee plus	\$309.58
• From 3,501 square feet to 17,500 square feet, above fee plus	\$174.24
• From 17,501 square feet to 50,000 square feet, above fee plus	\$120.01
A-3, Assembly (Worship, Amusement, Arcade, Community Hall)	
• Up to 1,000 square feet	\$431.82
• From 1,001 square feet to 5,000 square feet, above fee plus	\$208.43
• From 5,001 square feet to 50,000 square feet, above fee plus	\$84.87
B, Business	
• Up to 500 square feet	\$423.22
• From 501 square feet to 2,500 square feet, above fee plus	\$342.01
• From 2,501 square feet to 25,000 square feet, above fee plus	\$102.01
• From 25,001 square feet to 50,000 square feet, above fee plus	\$57.56
D/E, Daycare and Educational	
• Up to 3,000 square feet	\$395.18
• From 3,001 square feet to 15,000 square feet, above fee plus	\$172.34
• From 15,001 square feet to 50,000 square feet, above fee plus	\$66.98
I-1, Institutional, ambulatory	
• Up to 1,500 square feet	\$385.18
• From 1,501 square feet to 7,500 square feet, above fee plus	\$212.32
• From 7,501 square feet to 50,000 square feet, above fee plus	\$71.74

	<u>Incremental cost per incremental 100 square feet</u>
I-2, Institutional, non-ambulatory	
• Up to 4,500 square feet	\$387.07
• From 4,501 square feet to 22,500 square feet, above fee plus	\$113.87
• From 22,501 square feet to 50,000 square feet, above fee plus	\$76.13
M, Mercantile (Department Store or Drug Store)	
• Up to 1,000 square feet	\$423.61
• From 1,001 square feet to 5,000 square feet, above fee plus	\$349.68
• From 5,001 square feet to 50,000 square feet, above fee plus	\$114.88
M, Mercantile (Gas Station)	
• Up to 400 square feet	\$499.87
• From 401 square feet to 2,000 square feet, above fee plus	\$666.28
• From 2,001 square feet to 20,000 square feet, above fee plus	\$202.43
• From 20,001 square feet to 50,000 square feet, above fee plus	\$129.80
M, Mercantile (Retail or Wholesale)	
• Up to 1,500 square feet	\$388.05
• From 1,501 square feet to 7,500 square feet, above fee plus	\$444.09
• From 7,501 square feet to 50,000 square feet, above fee plus	\$133.25
R-1, Residential – Transient (Boarding House, Hotel, Motel)	
• Up to 2,000 square feet	\$408.23
• From 2,001 square feet to 10,000 square feet, above fee plus	\$160.02
• From 10,001 square feet to 50,000 square feet, above fee plus	\$67.21
R-2, Residential – Permanent (Apartment, Dormitory, Timeshare)	
• Up to 600 square feet	\$450.52
• From 601 square feet to 3,000 square feet, above fee plus	\$551.19
• From 3,001 square feet to 30,000 square feet, above fee plus	\$174.92
• From 30,001 square feet to 50,000 square feet, above fee plus	\$106.42
R-3, Residential – Permanent (Dwellings, Custom Homes)	
• Up to 1,500 square feet	\$340.62
• From 1,501 square feet to 2,500 square feet, above fee plus	\$469.68
• From 2,501 square feet to 10,000 square feet, above fee plus	\$147.39
• From 10,001 square feet to 50,000 square feet, above fee plus	\$125.76
R-4, Residential – Assisted Living (6-16 persons)	
• Up to 1,500 square feet	\$390.85
• From 1,501 square feet to 7,500 square feet, above fee plus	\$164.63
• From 7,501 square feet to 50,000 square feet, above fee plus	\$69.12

	<u>Incremental cost per incremental 100 square feet</u>
S-1, Storage – Moderate Hazard (Repair Garage)	
• Up to 500 square feet	\$437.20
• From 501 square feet to 2,500 square feet, above fee plus	\$155.92
• From 2,501 square feet to 5,000 square feet, above fee plus	\$156.26
• From 5,001 square feet to 25,000 square feet, above fee plus	\$79.76
• From 25,001 square feet to 50,000 square feet, above fee plus	\$45.43
S-2, Storage – Low Hazard (excluding Parking Garage)	
• Up to 1,000 square feet	\$470.42
• From 1,001 square feet to 5,000 square feet, above fee plus	\$247.53
• From 5,001 square feet to 50,000 square feet, above fee plus	\$90.92
S-2, Storage – Parking Garage	
• Up to 15,000 square feet	\$203.49
• From 15,001 square feet to 50,000 square feet, above fee plus	\$15.82
For any square footage over 50,000 square feet, above fee per Occupancy Type plus:	
I, Institutional (Clinic or Hospital)	\$73.44
M, Mercantile (Retail or Wholesale only)	\$115.36
R, Residential	\$56.62
S, Storage (excluding Parking Garage)	\$34.72
S-2, Storage (Parking Garage or Shell Buildings)	\$15.59
All other Occupancy Types, including but not limited to: A, Assembly; B, Business; D, Daycare; E, Educational; and, M, Mercantile (Department Store, Drug Store, Gas Station)	\$49.15

Section 2 - Building Permit Fees – New Construction

Cost Per One Hundred (100) Square Feet based on Occupancy Type as defined by the Florida Building Code. Samples of Occupancy Types are provided for illustrative purposes only and are not inclusive of all uses within each Occupancy Type. The fee is calculated based on the total square footage multiplied by the rate per square foot, in 100 square feet intervals, as specified below.

	<u>Incremental cost per incremental 100 square feet</u>
<u>Occupancy Type</u>	
A-1, Assembly – Fixed Seating (Theater, Concert Hall)	
• Up to 3,000 square feet	\$415.16
• From 3,001 square feet to 15,000 square feet, above fee plus	\$100.57
• From 15,001 square feet to 50,000 square feet, above fee plus	\$44.97

	<u>Incremental cost per incremental 100 square feet</u>
A-2, Assembly – Food and Drink (Restaurant, Night Club, Bar)	
• Up to 350 square feet	\$505.39
• From 351 square feet to 1,750 square feet, above fee plus	\$282.53
• From 1,751 square feet to 3,500 square feet, above fee plus	\$266.01
• From 3,501 square feet to 17,500 square feet, above fee plus	\$119.73
• From 17,501 square feet to 50,000 square feet, above fee plus	\$62.72
A-3, Assembly (Worship, Amusement, Arcade, Community Hall)	
• Up to 1,000 square feet	\$482.67
• From 1,001 square feet to 5,000 square feet, above fee plus	\$205.94
• From 5,001 square feet to 50,000 square feet, above fee plus	\$67.15
B, Business	
• Up to 500 square feet	\$542.18
• From 501 square feet to 2,500 square feet, above fee plus	\$390.47
• From 2,501 square feet to 25,000 square feet, above fee plus	\$101.78
• From 25,001 square feet to 50,000 square feet, above fee plus	\$54.53
D/E, Daycare and Educational	
• Up to 3,000 square feet	\$435.67
• From 3,001 square feet to 15,000 square feet, above fee plus	\$177.26
• From 15,001 square feet to 50,000 square feet, above fee plus	\$62.66
I-1, Institutional, ambulatory	
• Up to 1,500 square feet	\$431.93
• From 1,501 square feet to 7,500 square feet, above fee plus	\$227.31
• From 7,501 square feet to 50,000 square feet, above fee plus	\$72.89
I-2, Institutional, non-ambulatory	
• Up to 4,500 square feet	\$436.63
• From 4,501 square feet to 22,500 square feet, above fee plus	\$120.52
• From 22,501 square feet to 50,000 square feet, above fee plus	\$76.99
M, Mercantile (Department Store or Drug Store)	
• Up to 1,000 square feet	\$423.84
• From 1,001 square feet to 5,000 square feet, above fee plus	\$329.40
• From 5,001 square feet to 50,000 square feet, above fee plus	\$94.59
M, Mercantile (Gas Station)	
• Up to 400 square feet	\$508.45
• From 401 square feet to 2,000 square feet, above fee plus	\$615.55
• From 2,001 square feet to 20,000 square feet, above fee plus	\$151.70
• From 20,001 square feet to 50,000 square feet, above fee plus	\$79.05

	<u>Incremental cost per incremental 100 square feet</u>
M, Mercantile (Retail or Wholesale)	
• Up to 1,500 square feet	\$391.69
• From 1,501 square feet to 7,500 square feet, above fee plus	\$430.63
• From 7,501 square feet to 50,000 square feet, above fee plus	\$119.78
R-1, Residential – Transient (Boarding House, Hotel, Motel)	
• Up to 2,000 square feet	\$463.39
• From 2,001 square feet to 10,000 square feet, above fee plus	\$164.04
• From 10,001 square feet to 50,000 square feet, above fee plus	\$58.94
R-2, Residential – Permanent (Apartment, Dormitory, Timeshare)	
• Up to 600 square feet	\$543.70
• From 601 square feet to 3,000 square feet, above fee plus	\$602.24
• From 3,001 square feet to 30,000 square feet, above fee plus	\$149.31
• From 30,001 square feet to 50,000 square feet, above fee plus	\$78.13
R-3, Residential – Permanent (Dwellings, Custom Homes)	
• Up to 1,500 square feet	\$408.29
• From 1,501 square feet to 2,500 square feet, above fee plus	\$532.42
• From 2,501 square feet to 10,000 square feet, above fee plus	\$145.68
• From 10,001 square feet to 50,000 square feet, above fee plus	\$131.71
R-4, Residential – Assisted Living (6-16 persons)	
• Up to 1,500 square feet	\$446.38
• From 1,501 square feet to 7,500 square feet, above fee plus	\$167.10
• From 7,501 square feet to 50,000 square feet, above fee plus	\$57.59
S-1, Storage – Moderate Hazard (Repair Garage)	
• Up to 500 square feet	\$488.02
• From 501 square feet to 2,500 square feet, above fee plus	\$159.56
• From 2,501 square feet to 5,000 square feet, above fee plus	\$150.79
• From 5,001 square feet to 25,000 square feet, above fee plus	\$75.48
• From 25,001 square feet to 50,000 square feet, above fee plus	\$39.69
S-2, Storage – Low Hazard (excluding Parking Garage)	
• Up to 1,000 square feet	\$470.66
• From 1,001 square feet to 5,000 square feet, above fee plus	\$227.25
• From 5,001 square feet to 50,000 square feet, above fee plus	\$70.64
S-2, Storage – Parking Garage	
• Up to 15,000 square feet	\$203.91
• From 15,001 square feet to 50,000 square feet, above fee plus	\$14.49

	<u>Incremental cost per incremental 100 square feet</u>
For any square footage over 50,000 square feet, above fee per Occupancy Type plus:	
I, Institutional (Clinic or Hospital)	\$76.58
M, Mercantile (Retail or Wholesale only)	\$119.79
R, Residential	\$59.58
S, Storage (excluding Parking Garage)	\$37.84
S-2, Storage (Parking Garage or Shell Buildings)	\$16.15
All other Occupancy Types, including but not limited to: A, Assembly; B, Business; D, Daycare; E, Educational; and, M, Mercantile (Department Store, Drug Store, Gas Station)	\$53.44
Shell Building < 75 feet	
• Up to 7,500 square feet	\$260.66
• From 7,501 square feet to 50,000 square feet, above fee plus	\$18.06
Shell Building > 75 feet	
• Up to 15,000 square feet	\$202.74
• From 15,001 square feet to 50,000 square feet, above fee plus	\$14.06

Section 3 - Building Permit Fees – Small Work Permits

Building Minimum Permit Fee - includes but not limited to: storage sheds, benches, mirrors, interior doors	\$103.70
Awning, canopies and residential patio covers	
Single family residence (R3)	
• Each	\$150.00
Multi-family, commercial and industrial buildings	
• 1 to 30 units	\$331.00
• Each additional 10 units over 30	\$185.00
Carport Awning	\$317.32
Remove & Replace Fabric Only (No charge for single family home)	\$91.26
Bath renovation	
Single residential unit (R2) maximum fee	\$725.90
Single family residence (R3) maximum fee	\$678.20
Concrete slabs and walkways	
Single family residence (R3)	\$154.51
• Per 1,000 square feet or part thereof	
Multi-family, commercial and industrial buildings	
• Per 1,000 square feet or part thereof	\$191.92

Demolition	
Total Demolition	
• 3 stories or under	\$463.54
• Over 3 stories	\$518.49
Partial Demolition	
Single family residence (R3)	
• Under 300 square feet	\$244.00
• 300 to 1,000 square feet	\$811.31
• 1,001 to 5,000 square feet	\$1,254.76
• Per 1,000 square feet over 5,000 square feet	\$199.10
Multi-family, commercial and industrial buildings	
• Under 300 square feet	\$267.00
• 300 to 1,000 square feet	\$884.31
• 1,001 to 5,000 square feet	\$1,357.42
• Per 1,000 square feet over 5,000 square feet	\$254.06
Demolition of signs, fences and/or other than above	\$439.68
Fences and/or walls	
Single family residence (R3)	
• For first 75 linear feet or fractional part	\$181.47
• For each additional 75 linear feet or fractional part thereof	\$60.15
Multi-family, commercial and industrial buildings	
• For first 75 linear feet or fractional part	\$410.64
• For each additional 75 linear feet or fractional part thereof	\$79.85
Temporary Fencing	See Special Event Fees Section 10
Flooring per 500 square feet or part thereof (a separate plumbing permit is required for fixtures)	\$183.55
Fountains	
Commercial, including equipment	\$1,828.23
Residential, including equipment	
• 1,000 gallons or under	\$518.49
• 1,001 to 25,000 total gallons	\$1,037.00
• Over 25,000 total gallons	\$1,451.80
Kitchen renovation	
Single residential unit (R2) maximum fee	\$1166.63
Single family residence (R3) maximum fee	\$1096.11

Landscaping	
Residential (excludes single family residence (R3))	
• Up to 250 square feet	\$193.92
• Lot Size Up To 10,000 square feet	\$221.91
• Lot Size Greater Than 10,000 square feet	\$229.17
Commercial	
• Up to 250 square feet	\$245.77
• Lot Size Up To 10,000 square feet	\$491.53
• Lot Size Greater Than 10,000 square feet	\$905.29
Moving buildings or other structures	
Under 1,500 square feet (does not include cost of new foundation permit or repairs to building or structure permit.)	\$1,244.40
Per additional 1,500 square feet	\$273.78
Painting	
Residential	\$54.00
Commercial	\$107.00
Paving/Wood Decks	
Single family residence (R3)	
• Per 1,000 square feet or part thereof	\$74.67
Multi-family, commercial and industrial buildings	
• Per 1,000 square feet or part thereof	\$87.11
Railings and Handrails	
Single family residence (R3)	
• 0 to 100 linear feet	\$ 347.40
• 101 to 500 linear feet	\$ 436.58
• 501 to 1,000 linear feet	\$ 495.69
• Over 1,000 linear feet	\$ 554.80
Multi-family, commercial and industrial buildings	
• 0 to 100 linear feet	\$422.06
• 101 to 500 linear feet	\$511.24
• 501 to 1,000 linear feet	\$668.87
• Over 1,000 linear feet	\$727.98
Repairs	
Minor Repairs without Fire	\$132.74
Minor Repairs with Fire	\$231.26
Roofing and re-roofing	
Under 2,000 square feet	\$207.40
Per each additional 1,000 square feet or part thereof	\$103.70

Shutters - new installation or replacement (unit is the opening between structural elements)	
• 1 to 30 units	\$207.40
• Each additional 10 units or part thereof over 30	\$56.00
Sign (If sign has electrical component, electrical sub-permit required)	
• Each	\$228.00
Storefront - including windows and doors therein	
• 0 to 100 square feet	\$602.49
• 101 to 1,000 square feet	\$1,214.32
• Per additional 100 square feet over 1,000	\$168.00
Swimming Pools	
New Swimming Pool, or Spa – commercial, including equipment	
• 1,000 gallons or under	\$2,302.14
• 1,001 to 25,000 total gallons	\$3,427.28
• Over 25,000 total gallons	\$3,988.29
New Swimming Pool, or Spa – residential, including equipment	
• 1,000 gallons or under	\$518.49
• 1,001 to 25,000 total gallons	\$1,037.00
• Over 25,000 total gallons	\$1,451.80
Swimming pool equipment-relocations	\$ 311.10
Swimming pool equipment—replacement	\$103.70
Swimming pool renovation commercial (non-structural) including equipment	\$2,135.18
Swimming Pool renovation residential (non-structural) including equipment	\$ 517.46
Swimming pools resurfacing	
Commercial	\$287.25
Residential	\$92.29
Tents – excluding electric and plumbing, per tent	
• Up to 1,000 square feet	See Special Event Fees Section 10
• Each additional 1,000 square feet over 1,000	See Special Event Fees Section10
Temporary Trailer	
Construction Trailer, per trailer	\$762.20
Office Trailer, per trailer	\$880.42

Waterproofing	
• Under 2,000 square feet	\$270.66
• Per each additional 1,000 square feet or part thereof	\$70.51
Windows and exterior doors - new installation or replacement	
Single family residence (R3)	
• 1 unit	\$187.70
• 2 to 10 units	\$291.40
• 11 to 30 units	\$450.06
• 31 to 50 units	\$1,101.30
• 51 and more units (special inspection required), per additional 5 units or part thereof	\$69.48
Multi-family, commercial and industrial buildings	
• 1 unit	\$211.55
• 2 to 10 units	\$339.10
• 11 to 30 units	\$518.50
• 31 to 50 units	\$1,240.26
• 51 and more units (special inspection required), per additional 5 units or part thereof	\$93.33

Section 4 - Electrical Permit Fees

Electrical minimum permit fee – including repair work (does not apply to permits issued as supplementary to current outstanding permits for the same job)	\$103.70
Access Controls/Card Access (including Building, Mechanical and Plumbing Components)	
• 4 devices or under	\$207.40
• 5 to 25 devices	\$622.20
• Per additional 25 devices or part thereof	\$103.70
Alteration/Remodel	
• Minimum Fee or under 1,500 square feet	\$174.22
• Per additional 1,000 square feet over 1,500	\$92.29
Busway Installation	
• 14 linear feet or under	\$256.14
• 15 to 50 linear feet	\$384.73
• Each additional 50 linear feet of part thereof over 50	\$77.78
Charging Stations	
Single family residence	\$187.70

Commercial	
• Up to 5 units	\$505.02
• Each additional 5 units over 5	\$110.96
Communication Equipment Enclosure	
Without transfer switch and receptacle	\$500.87
With transfer switch and receptacle	\$565.16
Demolition	\$178.36
Empty Conduit (for future low voltage)	
• 4 openings or under	\$178.36
• 5 to 25 openings	\$307.99
• per additional 25 devices or part thereof	\$77.78
Low Voltage (Devices)	
• 4 devices or under	\$73.63
• 5 to 25 devices	\$255.10
• per additional 25 devices or part thereof	\$77.78
Panel Replacement	
• One panel, Minimum Fee	\$185.62
• 2 to 5 panels	\$318.36
• Each additional 5 panels or part thereof over	\$77.78
Parking lot lighting (including Building, Mechanical and Plumbing Components)	\$311.10
Safety Check for service reconnect	\$114.07
Services (meters)	
• One meter, Minimum Fee	\$189.77
• 2 to 5 meters	\$494.65
• Per additional meter over 5	\$31.11
Sign – sub-permit to building sign	
• Each	\$71.00
Swimming pool lighting (when installation not covered by other permit)	
• Residential Pool or Spa	\$93.33
• Residential Combination Pool and Spa	\$103.70
• Commercial or Multi-family Pool or Spa	\$207.40
• Commercial or Multi-family Combination Pool and Spa	\$285.18
Temporary Electric work on circuses, carnivals, per show	See Special Event Fees Section 10

Temporary Generator (non-special event)	\$264.44
Temporary Power	
Temporary Power for Construction	\$279.99
Temporary Power for Test	\$188.73
Transfer Switch for future generator (per unit)	\$151.00

Section 5 - Elevator, Escalators and Other Lifting Apparatus Permit Fees

Annual fees for certificate of operation and inspection Date Due: October 1 st	
Certificate of Operation for each unit (mandated)	\$75.00
Renewal of Delinquent Certificate of Operation	\$100.00
Duplicate Certificate of Operation (mandated)	\$25.00
Annual maintenance repair (not to include major revamping)	\$601.46
Compliance inspection if witnessed test failed, per inspection	\$103.70
Dumbwaiters, elevators and escalators – certificate and inspection	
Periodic (Annual) Inspection	\$207.40
Reinspection fee, each re-inspection	\$103.70
Witnessing of 1-year tests per ASME A17.1, part X, section 1000, rule 1000.1b	\$207.40
Witnessing of 5-year tests per ASME A17.1, part X, section 1000, rule 1000.1b	\$259.25
New installation or major revamping per ASME A17.1 Section 8.7 - Building permit required (includes initial inspection and certificate)	
Escalator installation, per unit	\$2,158.00
Hydraulic elevator installation, per unit	
• Up to three stories	\$1,185.29
• 4 to 10 stories	\$1,516.10
Residential elevator installation, per unit	\$1,212.25
Traction elevator installation, per unit	
• Up to three stories	\$2,249.26
• 4 to 10 stories	\$2,753.24
• Each additional story over 10	\$100.59
Wheelchair lift installation	\$1,000.71
Removal of elevator from service	\$570.35

Repair and Maintenance	
Repairs (Value over \$5,000.00) per ASME 17.1, Section 8.6.2	\$632.57
Repairs (Jack/Oil Lines) Up to \$5,000.00	\$250.00
Repairs (Can Interior/Other) Up to \$5,000.00	\$250.00
Tests, Temporary Use, Variances and Compliance Inspection	
Emergency Power Test	\$1,306.63
Elevator System Recall Test, per unit	\$1,155.22
Temporary Use Permit	\$1,270.00
Application for variances from codes to install or modernize equipment	\$518.50
Window cleaning machine (roof), each machine	\$107.85
Any elevator, escalator, etc., owner who fails to comply with the order to correct a violation issued within 30 days is subject to an administrative fine up to \$500.00 in addition to any other penalty provided by law. Fines can be imposed for every 30 day period that the violation remains active. These fines, before or after paid, can be appealed to the Department Director or his designee whose decision shall be final. No clearance for the use of the elevator shall be given until these fines have been paid or waived.	

Section 6 - Fire Permit Fees

Fire Permits are issued by the Fire Department but are processed by the Building Department. Some permitted work (such as fire alarm and suppression permits) involves plan review and inspections by several disciplines in the Building Department.	
Fire Sprinklers	
Sprinkler Systems based on area of work	
• Up to 2,500 square feet	\$591.09
• 2,501 to 3,000 square feet	\$642.94
• 3,001 to 5,000 square feet	\$741.46
• 5,001 to 10,000 square feet	\$1,014.19
• 10,001 to 15,000 square feet	\$1,111.66
• 15,001 to 30,000 square feet	\$1,508.84
• 30,001 to 75,000 square feet	\$2,696.20
• 75,001 to 100,000 square feet	\$3,959.27
• 100,001 to 150,000 square feet	\$5,641.28
• 150,001 to 500,000 square feet	\$16,778.66
• Over 500,001 square feet	\$19,773.52
Replace Sprinkler Heads (More than 15)	
• Up to 2,500 square feet	\$173.18
• 2,501 to 3,000 square feet	\$198.07
• 3,001 to 5,000 square feet	\$247.84
• 5,001 to 10,000 square feet	\$296.58

• 10,001 to 15,000 square feet	\$346.36
• 15,001 to 30,000 square feet	\$494.65
• 30,001 to 75,000 square feet	\$1,088.85
• 75,001 to 100,000 square feet	\$1,583.50
• 100,001 and up square feet	\$2,325.99
Standpipe Systems Only (no sprinkler system) per 100 feet Fee based on linear feet including underground line	\$249.92
Fire Pump Acceptance Testing, fee is charged per each fire pump to be tested	\$295.55
Pressure Reducing Valve Acceptance Testing, fee is charged regardless of the number of PRVs to be tested (enter number of PRVs on application for documentation purposes only)	\$829.60
Minor work on existing sprinkler system, defined as when the scope of work involves adding, relocating, deleting 5 components (sprinkler heads, valves, etc.) or less on an existing system (only one such permit allowed in a 12 month period)	
• 1 – 5 components	\$66.37
• 6 – 15 components	\$208.44
Fire Alarms	
Fire Alarm Systems based on area of work	
• Up to 2,500 square feet	\$547.54
• 2,501 to 3,000 square feet	\$693.76
• 3,001 to 5,000 square feet	\$833.75
• 5,001 to 10,000 square feet	\$1,097.15
• 10,001 to 15,000 square feet	\$1,355.36
• 15,001 to 30,000 square feet	\$1,711.05
• 30,001 to 75,000 square feet	\$2,580.06
• 75,001 to 100,000 square feet	\$3,426.25
• 100,001 to 150,000 square feet	\$5,048.12
• 150,001 to 500,000 square feet	\$10,512.07
• 500,000 to 1,000,000 square feet	\$12,802.80
Minor work on existing fire alarm system, defined as when the scope of work involves adding, relocating, deleting 5 components (pull station, strobe, horn, etc.) or less on an existing system (only one such permit allowed in a 12 month period)	
• 1 – 5 components	\$96.44
• 6 – 15 components	\$311.11

Repair and replace Fire Alarm Panel only	
• Up to 2,500 square feet	\$197.03
• 2,501 to 3,000 square feet	\$197.03
• 3,001 to 5,000 square feet	\$212.59
• 5,001 to 10,000 square feet	\$227.11
• 10,001 to 15,000 square feet	\$227.11
• 15,001 to 30,000 square feet	\$257.18
• 30,001 to 75,000 square feet	\$316.29
• 75,001 to 100,000 square feet	\$523.69
• 100,001 to 150,000 square feet	\$593.17
• 150,001 to 500,000 square feet	\$1,592.83
• Over 500,001 square feet	\$1,830.31
Smoke Alarms installation of single station or multi station smoke alarms powered by AC power	
• Under 5 devices, minimum	\$268.59
• Up to 25 devices	\$972.71
• per additional 25 devices or part thereof, above fee plus	\$362.95
Elevator Recall	
• Base	\$295.55
• per Floor	\$81.33
Fire Suppression , pre-engineered system using dry chemical, wet chemical, clean agent, etc.	
Localized Suppression System defined as a system designed to protect a particular local hazard such as cooking hood/appliance, paint booth, etc. Fee is charged per individual system, multiple systems in the same area will be discounted at 50% of the fee for the 2 nd and subsequent system in the same area.	\$522.65
Room Suppression System defined as a system designed to protect a room or large area such as a computer room, electrical room, etc. Fee is charged per individual room protection system.	\$938.49
Minor work on existing fire suppression system, defined as when the scope of work involves adding, relocating, deleting 5 components (pull station, nozzles, etc.) or less on an existing system (only one such permit allowed in a 12 month period)	\$103.71
Miscellaneous Fire Fees	
Hydrant Flow Test	\$244.00
Occupant Content Sign	\$244.00
Lost Fire Permit fee	\$95.00
Permit Extension	\$100.00
Expedited Plan Review and Inspection Services	150.00 per hour

Section 7 - Green Permit Fees

Generators	
Generator – Single Family	\$238.00
Generator – Commercial	
• Under 10,000 square feet or non-life safety related generator	\$1,503.00
• 10,000 to 50,000 square feet	\$1,919.00
• Above 50,000 square feet	\$2,224.00
Solar (Photovoltaic)/Alternate Power	
• Systems-Single Family	\$251.00
• Systems-Commercial/Multi-Family	\$961.00
Solar Water Heater System	\$100.15

Section 8 - Marine Permit Fees

Docks	
Commercial (includes pilings associated with dock construction and 2 moorings)	
• 100 square feet or under	\$1,134.48
• 101 to 500 square feet	\$1,508.84
• Per 100 square feet or part thereof over 500 square feet	\$266.51
Residential (includes pilings associated with dock construction and 2 moorings)	
• 100 square feet or under	\$482.20
• 101 to 500 square feet	\$1,110.63
• Per 100 square feet or part thereof over 500 square feet	\$100.59
Repair-Commercial-replace all but piles (plumbing and electrical not included)	\$218.81
Repair-Residential-replace all but piles (plumbing and electrical not included)	\$148.29
Pilings or Moorings	
• Up to 2 units	\$259.25
• Each additional piling	\$51.85
Seawalls and Seawall Repair (includes piles)	
• Under 75 linear feet	\$518.50
• 75 to 150 linear feet	\$933.30
• Per 25 linear feet or part thereof over 150 linear feet	\$93.34
Watercraft lift	
• Up to 2 systems (dual arm lift is a single unit)	\$518.50
• Each additional system over 2	\$75.71

Section 9 - Mechanical Permit Fees

Mechanical minimum permit fee (does not apply to permits issued as supplementary to current outstanding permits for the same job)	\$103.70
Air Conditioning and Refrigeration (includes all component parts of the system except water, duct, electric and gas lines and connections that feed separately)	
New Residential A/C	
• Installation of single unit	\$324.58
• Installation of 2 to 5 units	\$642.94
• Each additional unit over 5	\$150.37
New Commercial A/C, per unit	
• Under 2,000 CFM	\$992.39
• Over 2,000 CFM	\$1,087.80
A/C Replacement Single Family Home (R3) or Single Apartment Unit (R2) Residential (single unit)	\$135.85
A/C Replacement Commercial (single unit)	
• Under 2000 CFM	\$343.25
• Over 2000 CFM	\$379.54
A/C Replacement, Residential and Commercial, each and any additional unit	\$44.59
Chiller	
• Temporary for special events	See Special Event Fees Section 10
• With structural work	\$586.94
• Without structural work	\$241.62
Cooling Tower	
• With structural work	\$1,215.36
• Without structural work	\$233.32
Duct Work – New or Replacement Residential	
• Under 15 supply drops	\$132.74
• Each additional 5 supply drops over 15, or part thereof	\$88.15
Duct Work – New or Replacement Commercial	
• Up to 600 linear feet	\$373.32
• Each additional 200 linear feet over 600 linear feet	\$40.44
Raise existing Mechanical Equipment on Roof for Re-roof	\$642.94

Refrigeration Equipment Replacement	\$271.69
Walk-in coolers and walk-in freezers each (does not include equipment fees)	\$119.26
Window unit replacement over 12000 BTU, per unit	\$81.92
Boilers and pressure vessels (as defined in the ASME Boiler and Pressure Vessel Code) - installation permit fees, including initial inspections and certificate; does not include installation or connection of fuel and water lines.	
Boilers and Pressure Vessels, 200,000 to 400,000 BTUs	\$393.03
Annual Inspection for Boilers	\$259.25
Demolition	\$103.70
Exhaust Ventilation New or Replacement	\$305.92
Fuel tank , above or below grade (reinstallation or removal) each	\$119.26
Furnaces and heating equipment including commercial driers, ovens and other fired objects not elsewhere classified (includes all component parts of the system except fuel and electrical lines. For vented and unvented wall heaters, see plumbing permit fees, natural and liquid petroleum gas)	
Gas or oil furnaces	
• Residential	\$87.11
• Commercial	\$326.66
Hoods for Commercial Kitchen, Replacement	\$451.10
Pool Heat Pumps	
New	\$394.05
Replacement	\$103.70
Pressure and process piping , sheet metal and duct work and other mechanical lines	\$250.95
Smoke Control Test (area served)	
• Under 10,000 square feet	\$551.68
• 10,000 to 50,000 square feet	\$1,249.58
• Over 50,000 square feet	\$1,902.93
Trash Chute	\$305.92

Section 10 - Plumbing Permit Fees

Plumbing minimum permit fee (does not apply to permits issued as supplementary to current outstanding permits for the same job)	\$103.70
Backflow protection devices, per device	
• Up to 5 units	\$311.09
• Each additional 10 units over 5	\$30.07
Condensation drains	
• Up to 5 units	\$202.22
• Each additional 10 units over 5	\$30.07
Demolition	\$176.29
Drywells or Discharge Wells	
• Up to 5 units	\$254.06
• Each additional 10 units over 5	\$30.07
Fixtures	
• Fixture Rough, up to 5 units	\$100.00
• Fixture sets replacement, up to 5 sets	\$100.00
• Fixture rough or fixture sets replacement, each additional 10 units or sets over 5	\$30.07
Gas Venting/Flue Piping	\$166.96
Interceptors	
• Up to 5 units	\$236.44
• Each additional 10 units over 5	\$30.07
Irrigation Systems	
• First zone	\$103.70
• Each additional zone	\$56.00
Gas Pool Heater - new	
• Single Family Home R3 (no electric permits required) up to 5 units	\$89.18
• Commercial (no electric permits required) up to 5 units	\$166.96
• Each additional 10 units over 5	\$30.07
Natural gas & liquefied petroleum, Appliances	
Residential (includes Building, Electric and Mechanical Components, per 1 unit per connection)	
• Up to 5 units	\$218.81
• Each additional 5 units over 5	\$30.07

Commercial (includes Building, Electric and Mechanical Components, per 1 unit per connection)	
• Up to 5 units	\$293.48
• Each additional 5 units over 5	\$30.07
Stand alone permit (does not include Building, Electric and Mechanical component, 1 unit per outlet and 1 per appliance)	
• Up to 5 units	\$313.17
• Each additional 10 units over 5	\$30.07
Re-piping Bathrooms/Kitchens	
• Up to 5 units	\$207.40
• Each additional 10 units over 5	\$30.07
Sanitary, storm, condensation drains and collector lines	
• For the first 50 feet	\$313.17
• Each additional 50 feet	\$58.07
Temporary Toilet	
Multi-seat Toilet Trailer, per trailer	See Special Event Fees Section 10
Individual Toilet, per event	See Special Event Fees Section 10
Water Drainage (includes Building, Electric and Mechanical Components, per 1 unit per riser or main)	
Multi Unit Residential (excluding Single Family Residential R3)	
• Up to 5 units	\$562.05
• Each additional 5 units over 5	\$30.07
Commercial	
• Up to 5 units	\$591.09
• Each additional 5 units over 5	\$30.07
Stand alone permit - rainwater roof inlets, area drains, surface inlets	
• Up to 5 units	\$259.25
• Each additional 10 units over 5	\$30.07
Water/gas mains	
• For the first 50 feet	\$251.99
• Each additional 50 feet	\$58.07

Water heater	
Electric, new	
• Up to 5 units	\$89.18
• Each additional 10 units over 5	\$30.07
Electric, replacement	
• Up to 5 units	\$84.00
• Each additional 10 units over 5	\$30.07
Gas, new	
• Single Family Home R3 (no electric permits required) up to 5 Units	\$89.18
• Commercial (no electric permits required) up to 5 Units	\$166.96
• Each additional 10 units over 5	\$30.07
Water meter/Sub-meter - connections to water supply system or to appliances/installations not covered by fixtures	
• Up to 5 units	\$254.06
• Each additional 10 units over 5	\$30.07
Sub-meter with backflow protection system	
• Up to 5 units	\$261.32
• Each additional 10 units over 5	\$30.07

Section 11 - Special Event Fees

Amusement Ride	\$59.11
Temporary Bleachers for public assembly, first approval	\$311.10
Temporary Platforms for public assembly, first approval	\$413.77
Temporary Platforms or Bleachers for public assembly, re-approval	\$41.48
Temporary Structure/Trusses/Statues(no electrical or plumbing included)	\$399.25
Temporary Electric work on circuses, carnivals, per show	\$311.10
Temporary Chiller	\$489.47
Temporary Fencing	\$176.29
Temporary Generator	\$236.44
Temporary Multi-seat Toilet Trailer, per trailer	\$79.85
Temporary Individual Toilet, per event	\$31.10
Tents – excluding electric and plumbing, per tent	
• Up to 1,000 square feet	\$283.10
• Each additional 1,000 square feet over 1,000	\$83.99

Section 12 - Certificate of Occupancy and Completion Fees

Certificate of Occupancy fees	
Fees per Occupancy Type	
Assembly	\$612.87
Business, Mercantile	
• under 20,000 square feet	\$415.84
• over 20,000 square feet	\$553.76
Daycare, Educational, Institutional	\$671.98
R-1, R-2 Building, Per Unit	\$109.92
R-3, Single Family Home/Duplex/Triplex	\$317.32
S, Storage	\$416.87
Building Shell less than or equal to 3 stories	\$474.95
Building Shell > 3 stories	\$945.74
Partial and Temporary Certificate of Occupancy or Completion fees	
<i>Partial certificate of occupancy or completion</i>	
Fees charged based on the percentage of the total square footage being requested for occupancy/completion times the cost of the final certificate of occupancy or completion plus a surcharge of 25% of the cost of the final certificate of occupancy/completion for each partial certificate issued.	
<i>Temporary certificate of occupancy or completion</i>	
100% of final certificate of occupancy or completion fee plus the cost of any additional required inspections. Additional required inspections will be charged based on actual time spend on inspection multiplied by the hourly rate, as specified in Section 12 – Miscellaneous Fees, Hourly Rate.	
Extension of temporary certificate of occupancy or completion, per period as set by the Building Official	\$103.70
Certificate of Completion fees	
Certificate of Completion fees for Alteration/Remodel are the same as Certificate of Occupancy fees	
Swimming Pool	\$236.44
Kitchen/Bath	\$78.81
Generator	\$167.99
Docks/Seawalls	\$236.44
A/C Units and Cooling Towers per permit	\$187.70
All Other Certificates of Completion	\$187.70
Certificate of Occupancy or Completion Fire Fees, in addition to fees listed above	
Certificate of Occupancy or Completion processed without Building Permit	Hourly rate; \$98.00/hr minimum

Certificate of Occupancy or Completion issuance after approving a Temporary Certificate of Occupancy/Completion.	Hourly rate; \$98.00/hr minimum
Partial Certificate of Occupancy Fee. Fee based on the time spent for each subsequent Partial Certificate and final certificate. The first PCO is included in the Building permit fee fire component.	Hourly rate; \$98.00/hr minimum

Section 13 - Miscellaneous Fees

Change of Contractor	
Where there is a change of contractor involving a permit for which a fee of more than \$100.00 was paid:	
<ol style="list-style-type: none"> 1. The original permit holder: <ol style="list-style-type: none"> a. is not entitled to any refund if the permit has expired or if work, as evidenced by any recorded inspection, has commenced under such permit; b. is entitled to a full refund less \$100.00 or the up-front processing fee, whichever amount is greater, where the permit has not expired and no work, as evidenced by any recorded inspection, has commenced. 2. The second permit holder shall pay: <ol style="list-style-type: none"> a. a full permit fee if the original permit has expired; or b. if the permit has not expired: <ol style="list-style-type: none"> (1) a fee to cover the cost of transferring the data from the original to the second permit; and (2) the full permit fee less \$100.00 or the up-front processing fee, whichever is greater. 	
Dedicated Inspectors	
The requester will pay for the dedicated Building inspectors in addition to the regular permit fee. The fee for the dedicated inspector is based on actual time spent on inspection multiplied by the dedicated inspector's cost to the City or the inspection fee hourly rate as specified in Section 12 – Miscellaneous Fees, Hourly Rate, whichever is greater.	
Expedited Plan Review and Inspection Fee	
Upon request from the applicant, the Department may schedule an expedited plans review or inspection on an overtime basis by department staff. When such service is provided, the Applicant will reimburse the City for the cost of this service. Expedited plan review and inspections are at the discretion of the Department and are not guaranteed.	
Extension of permit	\$103.70
Forty-year recertification program fee	
Per Non-threshold building	\$311.10
Per Threshold building	\$518.50
Late compliance fee equals the regular fee plus an additional	\$259.25
New inspection report fee if recertification not completed within 90 days of building's being declared unsafe	\$311.10

Hourly rate - plans review and inspection	Building \$114.00 Fire \$95.46 Planning \$108.08 Public Works \$103.07
Lost Building permit card fee	\$77.78
Lost plans fee	
Administrative processing fee	\$51.85
Plus the cost per page reproduced:	
• Letter (8 ½ x 11), Legal (8 ½ x 14) and Ledger (11 x 17)	\$1.04
• Arch D (24 x 36) and Arch E (36 x 48)	\$2.29
• Other copies, up to Legal Size	\$.16
Refunds	
<p>The fees charged pursuant to the schedule in appendix A of the City Code, provided the same are for a permit required by Section 105.1 of the Florida Building Code, may be refunded by the building official subject to the following:</p> <ol style="list-style-type: none"> No refunds shall be made on requests involving: <ol style="list-style-type: none"> Permit fees of \$100.00 or less; or Permits revoked by the building official under authority granted by the Florida Building Code; or Permits cancelled by court order; or Permits which have expired; or Permits under which work has commenced as evidenced by any recorded inspection having been made by the department, unless the refund is due to an overcharge by the city. A full refund shall be granted to a permit holder who takes out a permit covering work outside the jurisdictional inspection area. A full refund less the minimum up-front permit fee and any outside agency fees shall be granted to a permit applicant who requests a refund in writing, provided that no plan review has commenced. A full refund less \$100.00 or the up-front permit fee, whichever amount is greater, rounded down to the nearest dollar, and any outside agency fees shall be granted to a permit applicant who requests a refund in writing, provided that a permit has not been issued. A full refund less \$100.00 or the up-front permit fee, whichever amount is greater, rounded down to the nearest dollar, and any outside agency fees shall be granted to a permit holder (to whom a permit has been issued) who requests a refund in writing, provided: <ol style="list-style-type: none"> That the permit holder makes a written request prior to the permit expiration date; and That no work as evidenced by any recorded inspection has commenced under such permit. 	

Re-inspection Fee	
First re-inspection	\$0.00
Second and subsequent re-inspection(s) For the same item not corrected	Based on four times the actual time spent on inspection multiplied by inspection hourly rate
Re-inspection of existing building to determine compliance with the applicable Building Code	Hourly rate as specified in Section 12 – Miscellaneous Fees Hourly rate - plans review and inspection
Renewal of expired permits	
<p>Where the permit is revoked, or becomes null and void, or expires because of lack of work or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work, pursuant to Section 105.4.1.1 of the Florida Building Code. If no more than 180 days of the expiration date of the original permit has passed, and no refund has been made according to this section, the applicant may apply to renew the permit. The reapplication must be covering the same project and involving the same plans, and must be submitted with the plans and the applicant's validated copy of the original permit. A fee of 25 percent of the original permit fee, plus an additional \$57.00 processing fee, shall be charged for a renewal under these circumstances.</p> <p>Where the permit is revoked, or becomes null and void or expires because of lack of work or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work, pursuant to Section 105.4.1.1 of the Florida Building Code. If more than 180 days but no more than 365 days since the expiration date of the original permit has passed, and no refund has been made according to this section, the applicant may apply to renew the permit. The reapplication must be covering the same project and involving the same plans, and must be submitted with the plans and applicant's validated copy of the original permit. A fee of 25 percent of the original permit fee, plus a fee of 20 percent of the new permit fee shall be charged for a renewal under these circumstances.</p> <p>For permits that have expired where the only missing component is one or more final inspections, the fee for reopening the permit, performing the final inspection(s), and providing a final approval on the permit shall be charged based on the time dedicated for inspection(s).</p>	
Re-review fee	
First and second re-review	\$0.00
Third and subsequent re-reviews for the same item not corrected	Based on four times the actual time spent on plan review multiplied by plan review hourly rate

Revised plans processing fee	
Administrative processing fee	\$51.85
Plus revised plans review fee of	Based on actual time spent on review multiplied by hourly rate
Starting work without a permit	Double the permit fee plus:
First offense	\$119.26
Second offense	\$238.51
Subsequent offenses	\$596.28
Surcharges	
Employee training, education, safety, and technology procurement and implementation for service enhancement surcharge.	6% of each Permit Fee
Pursuant to Florida Statutes F.S. 553.721-In order for the Department of Business and Professional Regulation to administer the Florida Building Code, there is created a surcharge to be assessed at the rate of 1.5 percent of the permit fee associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.	
Pursuant to Florida Statutes F.S. 468.631-The Building Code Administrators and Inspectors Fund shall be funded through a surcharge to be assessed at the rate of 1.5 percent of all permit fees associated with enforcement of the Florida Building Code. The minimum amount collected on any permit issued shall be \$2.	
Pursuant to Miami-Dade County Code Section 8-12(e), a surcharge to building permits for County code compliance program, per \$1,000 of work valuation	\$0.60
Sanitation surcharge for all building, electrical, plumbing, mechanical demolition permits,) 0.30% of estimated cost of project:	
• Minimum	\$15.00
• Maximum	\$1,500.00
Transfer of data from original to second building permit holder where no work has commenced	\$114.00
Transfer of data from original to second building permit holder where work has commenced	\$155.55
Up-front processing fee: percent of estimated permit fee or the minimum processing fee, whichever is greater	
Percent of estimated permit fee rounded up to the nearest \$5.00 increment	20%
Minimum up-front fee	\$51.85



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